WARRANTY DEED

Karen Johnson Davidson County
Batch# 537642 DEEDWARR
12/18/2020 11:03:00 AM 2 pgs
Fees: $13.00 Taxes: $2,275.83

20201218-0150174

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

File No.: RES-20-4916

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,090.00.

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2020.

_____
Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Lee Wagonfield and Amanda Ann Wagonfield	Regions Bank dba Regions Mortgage	091 11 0 407.00
(NAME)	(NAME)	
4916 Indiana Avenue Nashville, TN 37209	2050 Parkway Office Circle Birmingham, AL 35244	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **BRETT M. SHOEMAKER AND MEREDITH M. GOMES, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BENJAMIN LEE WAGONFIELD AND AMANDA ANN WAGONFIELD, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat Resubdivision of Lots 821 & 823 of Block 129, Plan No. 1, West Nashville Subdivision #2012-136-001 & a Portion of Abandoned 50th. Ave. N., of record in Instrument No. 20150521-0046823, amended in Instrument No. 20160415-0036622, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Brett M. Shoemaker and Meredith M. Gomes, husband and wife, by Warranty Deed from Terry W. Woodall, married, dated June 1, 2016, recorded June 3, 2016, in Instrument No. 20160603-0056064, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 4916 Indiana Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 14th day of December, 2020

Brett M. Shoemaker

Meredith M. Gomes

STATE OF Texas

COUNTY OF Smith

On this 14 day of December, 2020, before me personally appeared Brett M. Shoemaker and Meredith M. Gomes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19 day of December, 2020.

Notary Signature

My commission expires: July 25, 2022

JAZMIN SOLIS
Notary Public, State of Texas
Comm. Expires 07-25-2022
Notary ID 129897398

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171